

Fiskerton cum Morton Neighbourhood Plan 2018 – 2033 Local Green Space Assessment

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1 Introduction

1.1.1 Paragraphs 99, 100 and 101 of the National Planning Framework allow for qualifying bodies to identify important green areas and to designate them for protection as Local Green Spaces as part of their Neighbourhood Plan:

99. *The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.*

100. *The Local Green Space designation should only be used where the green space is:*

- a. *in reasonably close proximity to the community it serves;*
- b. *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c. *local in character and is not an extensive tract of land.*

101. *Policies for managing development within a Local Green Space should be consistent with those for Green Belts.*

1.1.2 Effectively, as part of their Neighbourhood Plan Steering Groups and communities can identify the most important open spaces in the settlement such as cemeteries, playgrounds, village greens, parks, sport pitches etc., and protect them as Local Green Space. Once designated as a Local Green Space, such sites enjoy the same level of protection Green Belts lands do, which would virtually prevent any development of the site except in “very special circumstances”, which “will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations” (NPPF Paragraph 143 and 144).

1.1.3 The NPPF set a series of criteria to define if an Area has the characteristics necessary to qualify as a Local Green Space. Each site proposed by the Steering Group will need to meet the criteria of proximity to the community, size appropriateness, and demonstrate to be important for the community for one or more reasons, such as beauty, historic significance, recreational value, etc.

1.1.4 When proposing a site for designation, it is responsibility of the Steering Group to perform an assessment and demonstrate how the site meets the above mentioned

criteria. It is important to notice that the site must meet the criteria in its current condition or use, not based on previous of potential future uses or conditions.

1.1.5 The following tables present, for each Local Green Space, the evidence and rationale for designation and for inclusion in the Local Green Space Policy in the Neighbourhood Plan. As part of this assessment, for each site the Steering Group has:

- a. researched the planning history of the site;
- b. calculated site's area and distance from the key community;
- c. consulted with landowners and recorded comments in the document;
- d. collected information about the historic and natural value of the site;
- e. consulted with the local community through the Neighbourhood Profile exercise;
- f. performed site assessment; and,
- g. collected photographic evidences.

2 Local Green Space: Village Green

Site Name and Address	The Village Green (South west of Station Road / Main Street)		
Site Ownership	Parish Council	Owner Comments to Designation	Support
Planning Status	None	Land Allocation	Nothing present in the Newark and Sherwood Local Plan and Preferred Approach Sites and Settlements documents
Area of Proposed Site (hectares) Is the Site an “Extensive Tract of Land”?	0.7 Hectare The Local Green Space is not extensive and sits comfortably at the heart of Fiskerton.		
Is the Site “Local in Character”	<p>Yes, the Village Green was established in 2003 as a result of a section 106 agreement with JSBloor requiring an area of public open space as part of the consent for the housing development, to provide a focal point and create a more rural impression to the village. It is used by villagers as part of a walking route to amenities such as: bus stop, school bus, village shop and hair salon, pub and river (rest point and picnic area with benches and tables).</p> <p>It is a recreational and a designated green area with a variety of trees including sycamore, lime, acacia, cedar, copper beech, yew and pine, which sits alongside wild flowers and hedgerow. It is part of a regular walking route used by many residents.</p> <p>It is the heart of the Christmas ‘Switch On’ and charity events. It was identified as an important community asset, as part of the Neighbourhood Plan survey, and in the walkabout.</p>		

<p>Is the Site “in Close Proximity to the Community it serves”?</p>	<p>The Village Green is accessible to all, adjacent to Main Street, Station Road and Green Drive and no more than 228 metres to the village shop and hair salon, and pub.</p>				
<p>The Site Holds a Particular local significance because of its:</p>					
<p>Beauty</p>	<p>Historic Significance</p>	<p>Recreational Value</p>	<p>Tranquillity</p>	<p>Richness of Wildlife</p>	<p>Any Other Reason</p>
<p>The Village Green is a designated area which is surrounded by hedgerow and populated with a variety of trees and wildlife.</p> <p>Benches and picnic tables are available with walking routes to serve the residents.</p>	<p>Formerly a paddock, through which ran a public footpath and also included part of the garden of Cottage Farm on Station Road. There were two paddocks, sold to the developer J.S. Bloor. The Village Green has ancient hedgerows and trees.</p> <p>A site of an ancient pond, farmland and orchards.</p> <p>Listed properties on Main Street overlook the Village Green.</p> <p>Chapel, Manor House and cottages.</p>	<p>The Village Green is well used as an area for people to sit and enjoy the wildlife, walk dogs, and enjoy sport and leisure activities; there are benches and picnic tables provided by the Parish Council.</p> <p>The Village Green is also used at Christmas with the official Christmas ‘Switch On’ bringing the residents together.</p>	<p>The Village Green is a tranquil area, a space for residents to sit and enjoy the immediate, as well as the wider environment.</p> <p>Although the Green is adjacent to two roads through the village, the surrounding, well-established trees that border the perimeter, dampen the noise.</p>	<p>Conservation area for blue bells, snowdrops daffodils</p> <p>Ancient trees, a variety of bird’s, including sparrows, owls, squirrels and bats.</p>	<p>The Village Green is a focal point for the resident’s many uses such as exercise, dog walking etc. It is used as a play area for children, picnics and community events</p>
<p>Conclusion</p>					
<p>Based on the above information, the site is considered worthy of protection as a Local Green Space and meets the criteria of the designation</p>					



Figure 1 Village Green

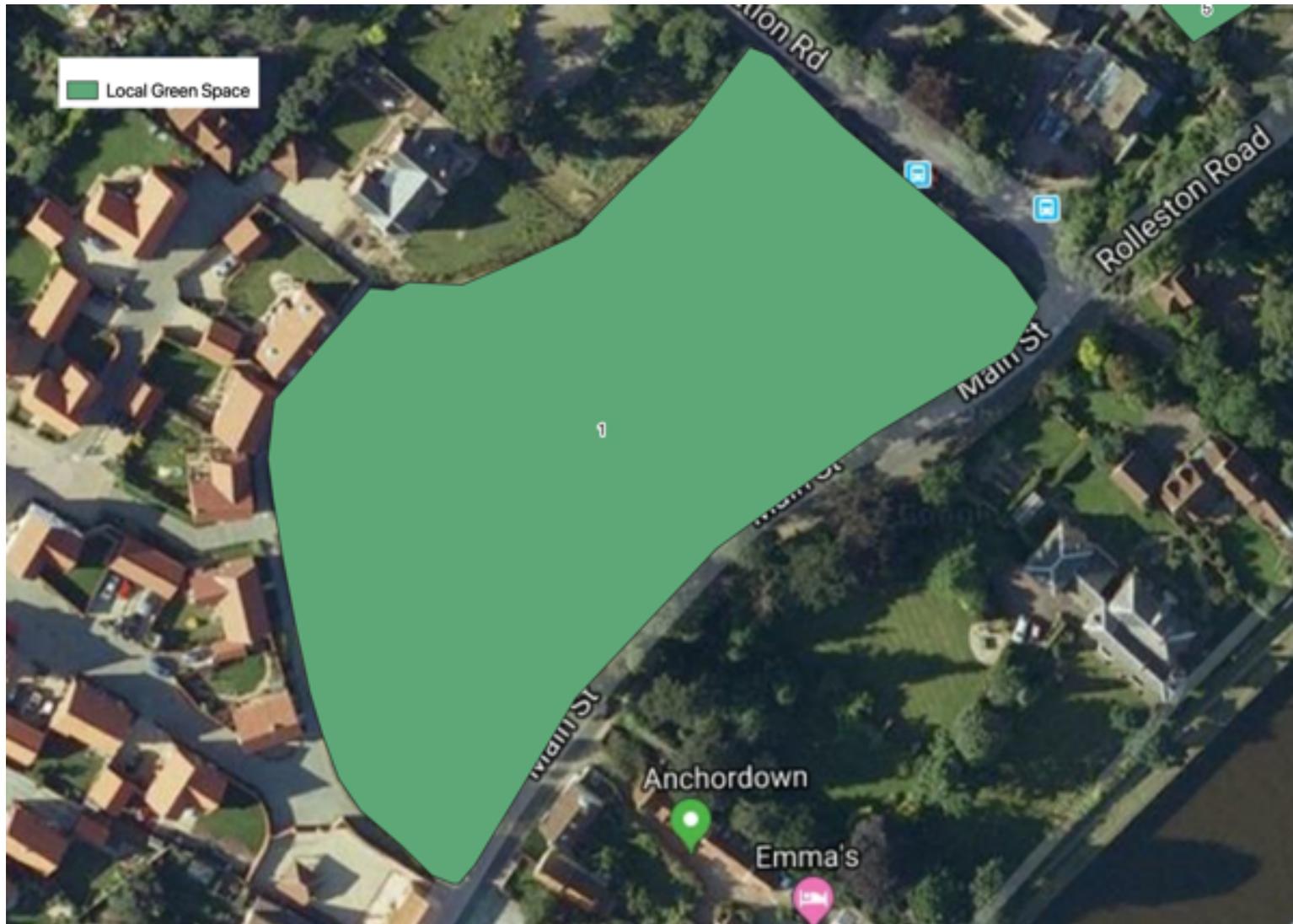


Figure 2 The Village Green Map

3 Local Green Space: The Arthur Radford Sports Ground

Site Name and Address	Arthur Radford Sports Ground Cooks Lane NG250UT		
Site Ownership	Private ownership (leased to the parish council; renewed in 1998 for a period of 99 years)	Owner Comments to Designation	Contact has been made and acknowledgement of the LGS designation.
Planning Status	None	Land Allocation	Nothing present in the Newark and Sherwood Local Plan and Preferred Approach Sites and Settlements
Area of Proposed Site (hectares) Is the Site an “Extensive Tract of Land”?	2.3 Hectares. Considering the role and what the site is used for, this Local Green Space is not considered extensive in size.		
Is the Site “Local in Character”	The sites dates back to 1972. The Arthur Radford Sports Ground is used by residents for sports and leisure activities & playpark. The site has been identified by resident through the Neighbourhood Profile exercise as an important green space.		
Is the Site “in Close Proximity to the Community it serves”?	It is accessible to both Fiskerton and Morton via Cooks lane, and it is within walking distance of both settlements.		
The Site Holds a Particular local significance because of its:			

Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
<p>Arthur Radford Hall and Sports Ground is a well maintained recreational space, set in an agricultural landscape</p>	<p>Dating back to 1972, when Arthur Radford purchased the land and leased it to the Parish Council as custodian Trustee, the premises have been held on trust for the purposes of a village hall, playing field and pavilion for the inhabitants of the Parish. Otherwise the land would revert to the landowners.</p> <p>The lease was renewed in 1998 for a period of 99 years.</p>	<p>The site is used for playing football, cricket and croquet. The site has been used since 1972 for recreational use and is the official site for Thurgarton and Fiskerton cricket club.</p> <p>It is also the official site for Fiskerton cum Morton Village show</p> <p>The site is available for the public to use with a play park</p>	<p>The site is tranquil, surrounded by hedgerow, fields and trees</p> <p>Located on Cooks Lane surrounded by farm land</p>	<p>Arthur Radford Hall and Sports Ground is surrounded by hedgerow and populated with various trees</p> <p>Many birds, including owls and buzzards can be seen and also squirrels, foxes and bats.</p>	<p>For years the site has been used to host the Fiskerton cum Morton village show, a popular event which brings residents together</p>

Conclusion

Based on the above information, the site is considered worthy of protection as a Local Green Space and meets the criteria of the designation



Figure 3 Arthur Radford Sports Ground



Figure 4 Arthur Radford Sports Ground



Figure 5 Arthur Radford Map

4 Riverside Car Park and Picnic Area

Site Name and Address	Riverside Car Park and Picnic Area, Main Street, Fiskerton		
Site Ownership	Common Land	Owner Comments to Designation	Support
Planning Status	None	Land Allocation	Nothing present in the Newark and Sherwood Local Plan and Preferred Approach Sites and Settlements documents
Area of Proposed Site (hectares) Is the Site an “Extensive Tract of Land”?	0.41 Hectares The riverside car park providing space for 8-10 cars for visitors to the village.		
Is the Site “Local in Character”	<p>The car park overlooks the river Trent; there is a small tarmac area which is surrounded by a grass bank and grass verges. Towards the tow path, there is a line of mature horse chestnut trees and a high red brick wall, which provides the boundary line for the property Riverlyn. The area provides a tranquil spot with benches, to enjoy the views of the river and beyond.</p> <p>The car park provides an easily accessible view of the River Trent, it has benches for people to sit and enjoy the view, as well as flat ground suitable for picnics.</p>		
Is the Site “in Close Proximity to the Community it serves”?	<p>The car park is situated at the edge of Fiskerton on Main Street, towards Rolleston. It is linked by the road and several footpaths. Opposite, is a footpath that links the car park with Rolleston and passes through Fiskerton Mill.</p> <p>The space is very popular with visitors and in the summer months the car park can be overflowing resulting cars being parked on the road.</p>		

The Site Holds a Particular local significance because of its:					
Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
<p>The car park provides uninterrupted views of the countryside.</p> <p>From this location, the river can be seen meandering towards Farndon in the east and straightening out towards the Bromley looking west. It is also a perfect spot to enjoy watching the boats sail by and spotting birds on the river/river bank. On hot days fish basking in the shallow waters below the railings can be seen.</p> <p>The car park is substantially higher than the water level and the drop is protected by railings.</p> <p>The railings provide a spot for resting seagulls.</p> <p>Opposite the car park is a public footpath and Fiskerton Mill can be seen in the distance</p>	<p>The Riverside car park and the trees between it and the road, is common land.</p> <p>The car park area was only created when the flood defence work was finished in 1959 and the road between Riverlyn and the bridge over the Greet was straightened. Before then the road curled round the wall of Riverlyn and followed the river's edge.</p>	<p>The car park is used by fishermen, dog walkers, walkers, day trippers and for picnics</p>	<p>The car park is next to the main road that links Fiskerton to Newark; however, the passing traffic does not affect the tranquillity of the area. The space has beautiful views and is surrounded by a variety of flora and fauna.</p>	<p>Gives the area a green infrastructure, enabling a wide range of flora and fauna to thrive, both on the land and in the water.</p> <p>Many different types of fish are found in the River Trent, as are many birds and animals associated with life on a river. These include kingfishers, herons, geese, ducks, swans, coots, moorhens, swallow and water voles.</p>	
Conclusion					
Based on the above information, the site is considered worthy of protection as a Local Green Space and meets the criteria of the designation.					



Figure 6 Riverside Car Park and Picnic area



Figure 7 Riverside Car Park and Picnic area



Figure 8 Riverside Car Park and Picnic area

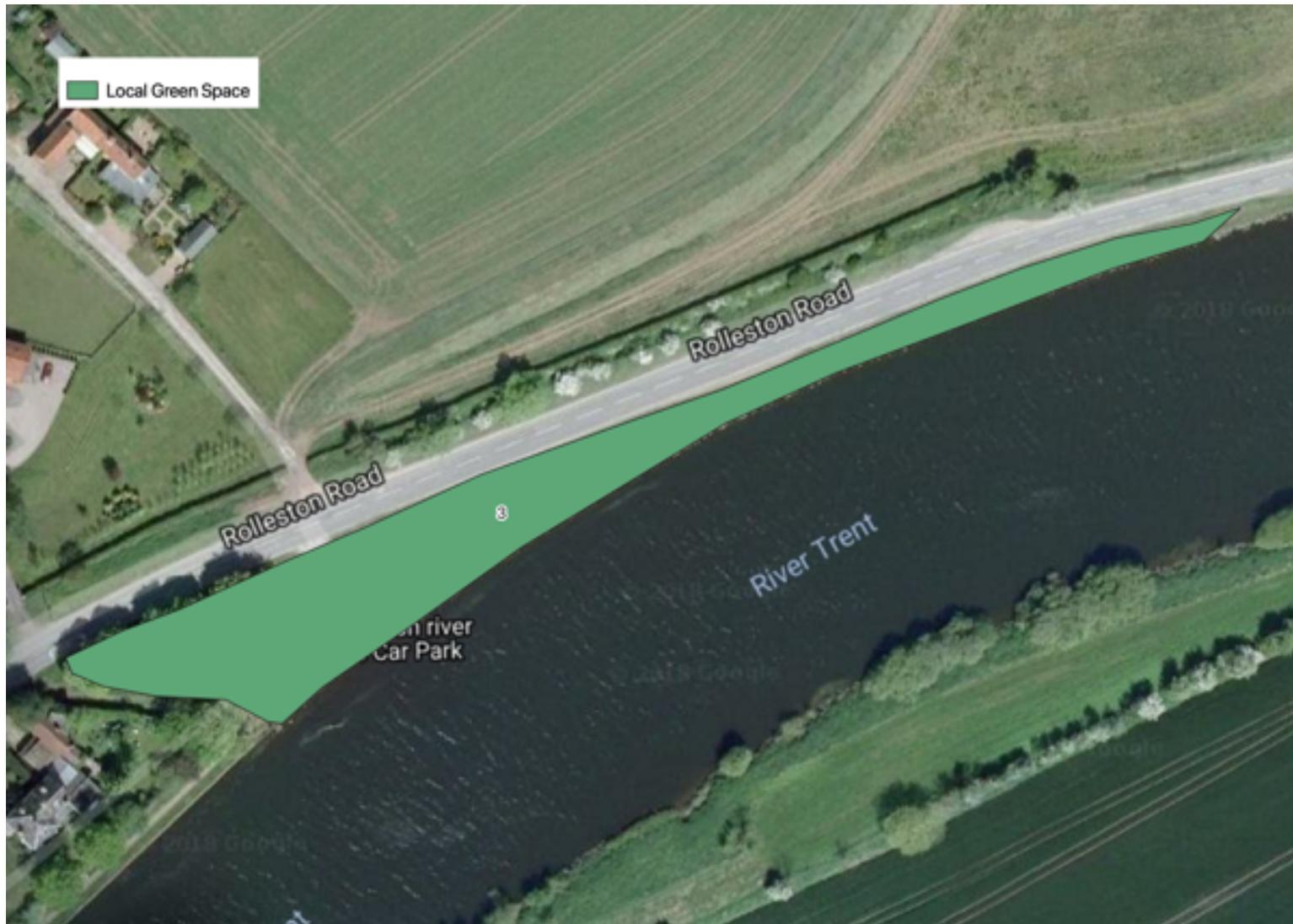


Figure 9 Riverside Carpark and Picnic Area Map

5 Fishermen's Car Park and Picnic Area

Site Name and Address	Fishermen's Car Park and Picnic Area, Main Street, Fiskerton		
Site Ownership	Nottinghamshire County Council	Owner Comments to Designation	N/A
Planning Status	None	Land Allocation	Nothing present in the Newark and Sherwood Local Plan and Preferred Approach Sites and Settlements documents
Area of Proposed Site (hectares) Is the Site an "Extensive Tract of Land"?	0.41 Hectares The Fishermen's car park providing space for 10-12 cars for visitors to the village.		
Is the Site "Local in Character"	The car park overlooks the river Trent. There is a small parking area which is surrounded by a grass bank and grass verges. The car park is bordered on three sides by mature trees and hedgerows. The area provides a tranquil spot, with benches from which to enjoy the views of the river, as well as an easy access to the River Trent and the village of Fiskerton.		
Is the Site "in Close Proximity to the Community it serves"?	The car park is situated at the edge of Fiskerton on Main Street towards Rolleston. It is linked by the road and several footpaths. In close proximity to the car park, on the same side of the road, is a footpath that links the car park with Rolleston and Fiskerton Mill. The space is very popular with visitors and, in the summer months, the car park can be overflowing resulting in cars being parked on the road.		

The Sites Holds a Particular local significance because of its:					
Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
<p>The car park provides uninterrupted views of the countryside on the south-east of the river.</p> <p>From this location, the river can be seen meandering towards Farndon in the east and straightens out towards the Bromley pub looking west. It is also a perfect spot to enjoy watching boats sail by, and spotting birds on the river/river bank. On hot days, fish basking in the shallow waters below the railings, can be seen.</p>	<p>There were three cottages on this site originally. However, they regularly flooded when the dykes and rivers overflowed. As the road ran along the river edge, it was decided that it needed to be straightened and made higher to help with the issues of flooding, so the three cottages were demolished.</p>	<p>The car park is used by fishermen, dog walkers, day trippers and for picnics</p>	<p>The car park is next to the main road that links Fiskerton to Newark; however, the passing traffic does not affect the tranquillity of the area. The space has beautiful views and is surrounded by a variety of flora and fauna</p>	<p>Gives the area a green infrastructure enabling a wide range of flora and fauna to thrive both on the land and in the water.</p> <p>Species: Different types of fish found in river, along with kingfishers, herons, geese, ducks, swans, coots, moorhens, swallows and water voles.</p>	
Conclusion					
Based on the above information, the site is considered worthy of protection as a Local Green Space and meets the criteria of the designation					



Figure 10 Fishermen's Car Park Local Green Space view from (1)



Figure 11 Fishermen's Car Park Local Green Space view from (2)



Figure 12 Fishermen's Car Park and Picnic Area Map

6 Conclusion

6.1.1 In conclusion, the following sites have been considered suitable for designation as Local Green Space and have been designated as such in Policy FCM11 Local Green Space of the Neighbourhood Plan. “Figure 13 Local Green Space Map” shows the location of such sites.

- i. Arthur Radford Sport Centre
- ii. The Village Green
- iii. The Riverside Car Park and Picnic area
- iv. The Fishermen’s Car Park and Picnic area

6.1.2 The sites listed above will be subject to consultation as part of Regulation 14 Consultation on the Local Plan



Figure 13 Local Green Space Map

Fiskerton cum Morton Neighbourhood Plan

2018 – 2033

Address of the Parish Council

Fiskerton cum Morton

Southwell

Nottinghamshire

NG25 0UB

Website of the Parish Council

www.fiskertoncummorton.co.uk/

